



259 SOUTHMEAD ROAD,  
WESTBURY-ON-TRYM, BS10 5EL

**GOODMAN  
& LILLEY**







# 259 SOUTHMEAD ROAD

## WESTBURY-ON-TRYM BS10 5EL

# GUIDE PRICE

## £415,000

A wonderful family home located in a sought after position close to both Henleaze and Westbury village High Streets with excellent transport links to Clifton and the City Centre as well as the MOD, the Southmead Hospital and the M4/M5 motorway networks.

Due to its location and competitive price we anticipate a great deal of interest in this property, please call to arrange you viewing at your earliest convenience.

### Summary

The accommodation which is set over two floors comprises a sitting room to the front and a generous open plan living area with modern fitted kitchen and dining area which all opens out to the rear garden and a downstairs cloakroom/wc. To the first floor there are three double bedrooms and a modern bathroom with shower. Additionally there is a great sized garden to the rear of the property and a detached garage at the end of the garden.

### Accommodation

Please see the floorplan for room measurements.

### Ground Floor

#### Entrance

A front garden sets the house back from the road with gate and pathway to the entrance porch.

#### Entrance Porch

Double glazed door with in an inner door to the main hallway.

#### Entrance Hallway

Stairs rise to the first floor, stripped exposed floorboards, doors:

#### Sitting Room

Double glazed bay window to the front aspect, feature fireplace, picture rails and radiator.

#### Open Plan Living Room

A wonderful open plan space with dining and kitchen areas with fitted wood effect floors

throughout and double glazed doors out to the rear garden. The recently fitted kitchen offers wall and base units, wood work surfacing, Belfast sink, and integrated appliances. The kitchen opens into the dining area with a feature cast iron fireplace.

#### Downstairs Cloakroom/WC

Located at the rear of the kitchen and fitted with a wc and wash basin with a window to the rear.

#### First Floor

##### Landing

Doors to all first floor rooms.

##### Bedroom One

Double glazed bay window to the front elevation, picture rails and radiator

##### Bedroom Two

Double glazed window to the rear aspect, picture rails, radiator and built in storage cupboard.

##### Bedroom Three

Double glazed window to the front, picture rails and radiator.

##### Bathroom

Fitted with a quality modern suite comprising of a bath with shower over, wash basin and low level wc. Tiled walls, wood effect floor, radiator/towel rail and double glazed window to the rear.

#### Outside

#### Front Garden

Setting the house back from the road the front garden has borders and beds with gate and pathway to the entrance porch.

#### Rear Garden

A superb rear garden of great proportions with two lawn areas, patio, pathways and shrub and flower borders. Fully enclosed with a detached garage to the rear.

#### Detached Garage

The detached garage is located to the rear of the property via a secure gated rear lane and an electric up and over door. of above average size measuring 21'1 ft by 14 ft with a double glazed window and door leading out to the garden. Power and light.



- Wonderful Three Bedroom Home
- Generous Garden

- Well Presented Throughout
- Detached Garage

- Excellently Located
- Viewing Highly Recommended



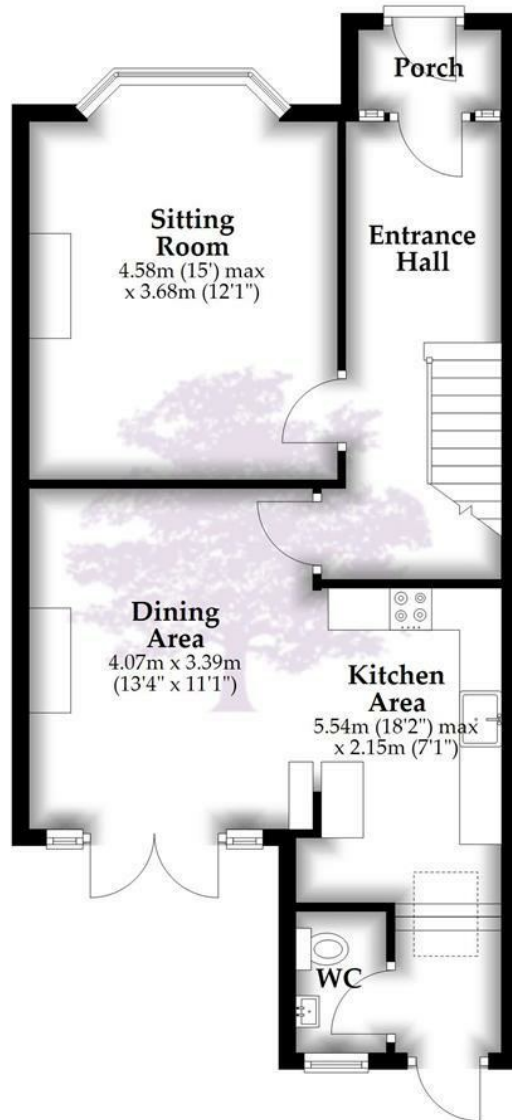


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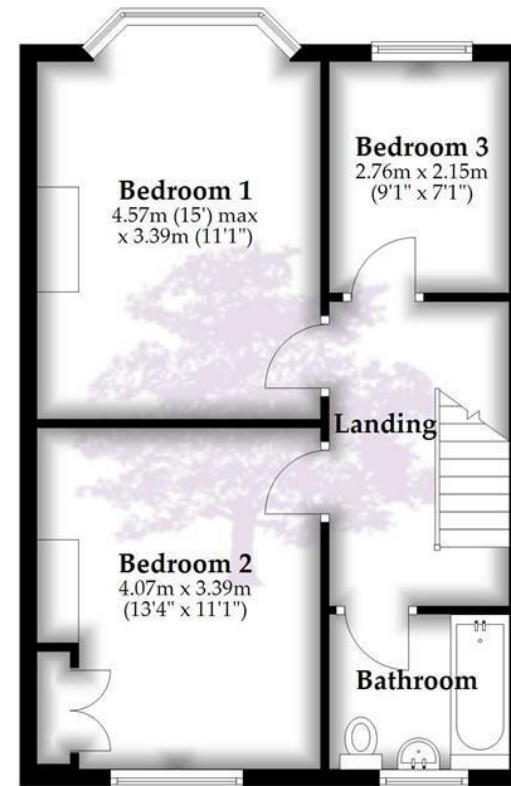
### Ground Floor

Approx. 56.3 sq. metres (605.8 sq. feet)



### First Floor

Approx. 47.9 sq. metres (515.5 sq. feet)



Total area: approx. 104.2 sq. metres (1121.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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